

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-36431 - APPLICANT: CITY OF LAS VEGAS - OWNER:
SUN CITY SUMMERLIN HOMEOWNERS ASSOCIATION**

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to issuance of a building permit.
3. Approval of and conformance to a development review by the City Referral Group shall be required, per the Summerlin Development Standards.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 16 parking spaces where 26 are required for a proposed 7,600 square-foot Fire Station on a portion of an existing golf course at the northeast corner of Del Webb Boulevard and Sundial Drive. This represents a 39% deviation from standard. Staff can support the Variance request, as the parking provided is adequate to meet the maximum staffing level for the fire station, as well as the limited number of visitors expected at the site. If this application is denied, the site would have to be redesigned to comply with Title 19.

Issues

- Final approval and recordation of Parcel Map (PMP-36155) is required.
- Approval of and conformance to a development review by the City Referral Group shall be required, per the Summerlin Development Standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
10/15/09	A Parcel Map (PMP-36155) was submitted for technical review. Final approval and recordation of the map are pending.
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits for the subject site.	
<i>Pre-Application Meeting</i>	
09/29/09	The Planning and Development Department met with the applicant and reviewed the requirements for a Variance application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
10/27/09	Staff conducted a field inspection and noted a well maintained golf course.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	12.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Golf Course	Golf Course (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
North	Shopping Center	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)

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South	Offices	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
East	Golf Course	Golf Course (Sun City Summerlin Land Use Designation)	P-C (Planned Community)
West	Shopping Center	Commercial (Sun City Summerlin Land Use Designation)	P-C (Planned Community)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Sun City Summerlin	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Fire Station	7,600 S.F.	1:300	24	2	15	1	
Total			26		16		N

ANALYSIS

Per Title 19.04, a Government Facility, including a Fire Station, requires one space per 300 square feet of gross floor area, resulting in the need for 26 spaces, two of which are required to be handicap accessible. The site plan depicts a total of 16 spaces, including one handicap accessible space, which is a 39% deviation from standard. Staff can support the request for the parking Variance (VAR-36431), as a fire station is unlike a traditional government facility in that it will provide both work and living space for a specific number of employees, with minimal public access. The facility is expected to house no more than 12 firefighters at any time, and the parking provided is adequate.

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FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.18.070(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

The Variance is appropriate given the unique function of the facility, and the maximum staffing level of the proposed fire station, and will not jeopardize the health or safety of the general public; therefore, staff is recommending approval of the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

NOTICES MAILED

1378

APPROVALS

43

PROTESTS

3